

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 907 Franklin St.  
Historic District / Landmark Market Square HCAD # 1207900000107  
Subdivision BAYOU LOFTS CONDO 7TH AMEND Lot UNIT CU#1 Block

## DESIGNATION TYPE

- ☐ Landmark ☒ Contributing  
☐ Protected Landmark ☐ Noncontributing  
☐ Archaeological Site ☐ Vacant

## PROPOSED ACTION

- ☒ Alteration or Addition ☐ Relocation  
☒ Restoration ☐ Demolition  
☐ New Construction ☐ Excavation

## DOCUMENTS

- ☐ Application checklist for each proposed action and all applicable documentation listed within are attached

## OWNER

Name Steve A. Radom  
Company BAYOU RETAIL PARTNERS LP  
Mailing Address 1245 W 18TH STREET  
HOUSTON, TX 77008  
Phone 713-783-4444  
Email [REDACTED]  
Signature [Signature]  
Date 3/1/2016

## APPLICANT (if other than owner)

Name Steven Labac  
Company Craft Beer Cellar Houston  
Mailing Address 915 Franklin St., Unit 817  
HOUSTON, TX 77002  
Phone 573-482-2267  
Email [REDACTED]  
Signature [Signature]  
Date 3/1/16

## ACKNOWLEDGEMENT OF RESPONSIBILITY

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Deed Restrictions:** You have verified that the work does not violate applicable deed restrictions.

**Public Records:** If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: \_\_\_\_\_ Application received: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Application complete: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

# CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITION CHECKLIST



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**Well in advance** of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

**PROPERTY ADDRESS:** 907 Franklin St.

## BUILDING TYPE

- |  |  |
|--|--|
| <input type="checkbox"/> single-family residence       | <input type="checkbox"/> garage              |
| <input type="checkbox"/> multi-family residence        | <input type="checkbox"/> carport             |
| <input type="checkbox"/> commercial building           | <input type="checkbox"/> accessory structure |
| <input checked="" type="checkbox"/> mixed use building | <input type="checkbox"/> other               |
| <input type="checkbox"/> institutional building        |  |

## ALTERATION TYPE

- |  |  |
|--|--|
| <input type="checkbox"/> addition                    | <input type="checkbox"/> roof                        |
| <input type="checkbox"/> foundation                  | <input checked="" type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding     | <input checked="" type="checkbox"/> commercial sign  |
| <input checked="" type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift                |
| <input type="checkbox"/> porch or balcony            | <input checked="" type="checkbox"/> other            |

## WRITTEN DESCRIPTION

- ☒ property description, current conditions and any prior alterations or additions
- ☒ proposed work; plans to change any exterior features, and/or addition description
- ☐ current building material conditions and originality of any materials proposed to be repaired or replaced
- ☒ proposed new materials description; attach specification sheets if necessary

## PHOTOGRAPHS label photos with description and location

- ☐ elevations of all sides
- ☒ detail photos of exterior elements subject to proposed work
- ☒ historical photos as evidence for restoration work

## DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- |  |   |
|--|---|
| <input type="checkbox"/> current site plan                 | <input type="checkbox"/> demolition plan                            |
| <input checked="" type="checkbox"/> proposed site plan     | <input type="checkbox"/> current roof plan                          |
| <input type="checkbox"/> current floor plans               | <input type="checkbox"/> proposed roof plan                         |
| <input type="checkbox"/> proposed floor plans              | <input checked="" type="checkbox"/> current elevations (all sides)  |
| <input type="checkbox"/> current window and door schedule  | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight           |

## **ATTACHMENT I: WRITTEN DESCRIPTION**

**Property Description:** 907 Franklin lies on the street-level floor of the old Southern Pacific Railroad building (built in 1910), now site to Bayou Lofts. 907 is located on the corner of the building at the intersection of Franklin and Travis Street. From prior alterations there exists an awning from the Kitchen Incubator, window tinting and a red “signage area” over one of the entrances on Franklin Street.

**Proposed Work:** We are proposing to add a sidewalk café on the Franklin Street side of the property as well as the Travis Street side. The Franklin Street side will involve a typical sidewalk café area separated from the sidewalk by temporary posts and chain(s), while the Travis side will include a patio. In addition, we will be adding metal canopies above the site windows, restoring the Travis Street entrance, chalk board signs above the main entrances on Travis and Franklin and adding a blade to the corner of the building. We do not anticipate this blade sign to need additional lighting as it is placed near a street light. We also will be removing the black tinting from the lower portion of the windows to increase visibility. All work has been approved by both the Houston Downtown Management District and the Bayou Lofts Association. The work does not involve increasing or changing the size of any building.

**Proposed New Materials Description:** Materials used for Travis entrance will be chosen to mimic the original entrance as close as possible (within reason). New metal canopies will be constructed out of painted sheet metal. Travis sidewalk café will be created out of wood and metal.



## **ATTACHEMENT II: PHOTOS AND DESCRIPTION**



**Description:** This picture shows the current condition of the property (first set of doors and next two window bays from the left corner of the building). Included in the photo is the awning added by the Kitchen Incubator as well as the red “signage area” above the corner entrance.

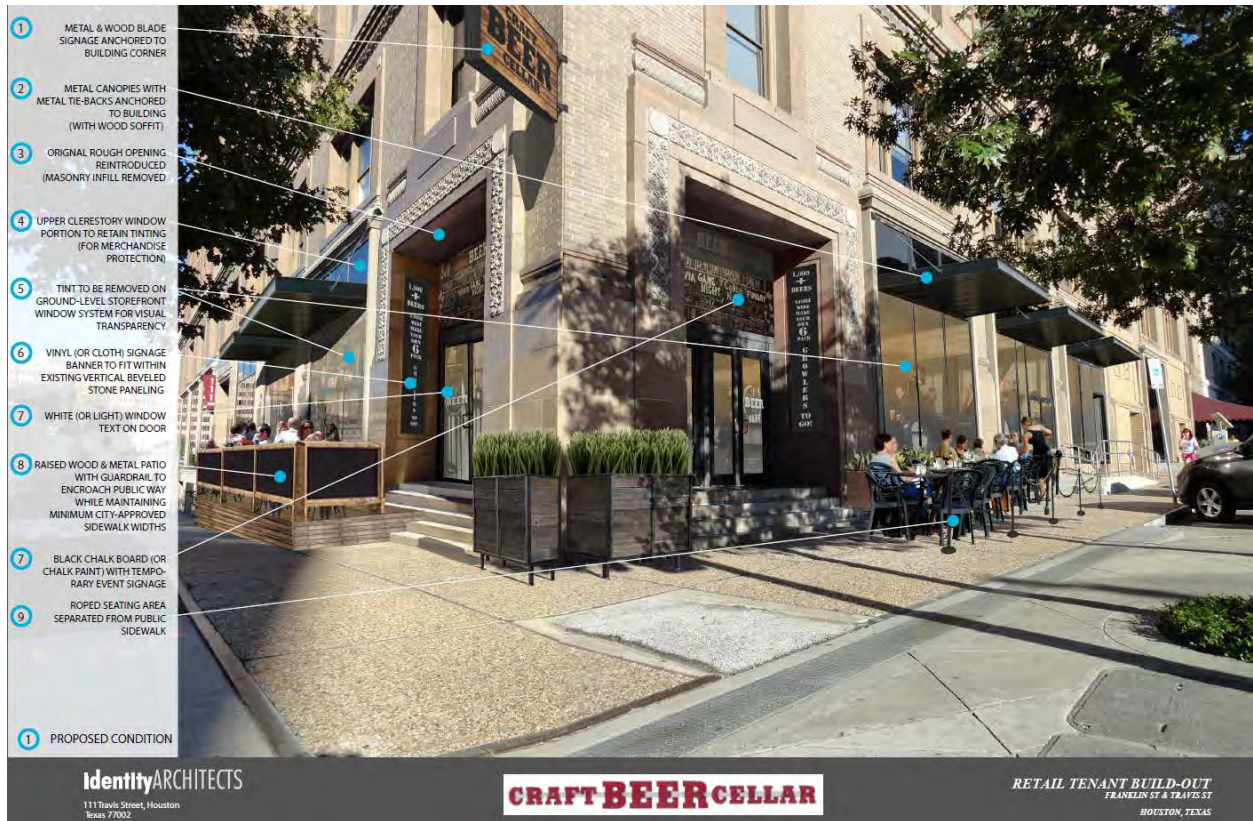


**Description:** This picture shows the space along Travis Street (includes the first three ground-level window bays). The proposed wood and metal patio would run along this side and the entrance that has been filled would be re-opened.



**Description:** Photo showing the original condition of the building. This photo has Travis Street located on the left side with Franklin on the right (running in front of the building). Note the two entrances at the corner of Franklin and Travis. Currently there is only the corner entrance on Franklin. The original building entry on Travis Street was closed during a remodeling of the building that we believe occurred circa 1997 and finished in a pink granite facade. Our proposal will reopen the Travis Street in its original orientation and location.

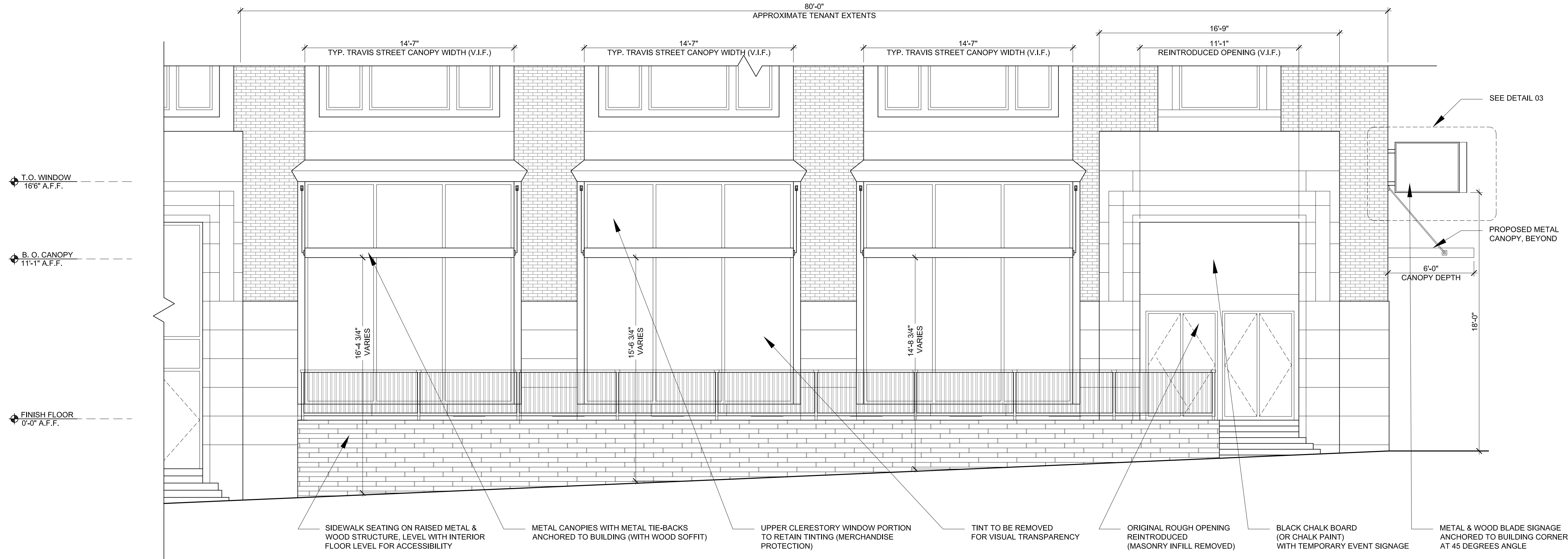
## ATTACHMENT III: DRAWINGS



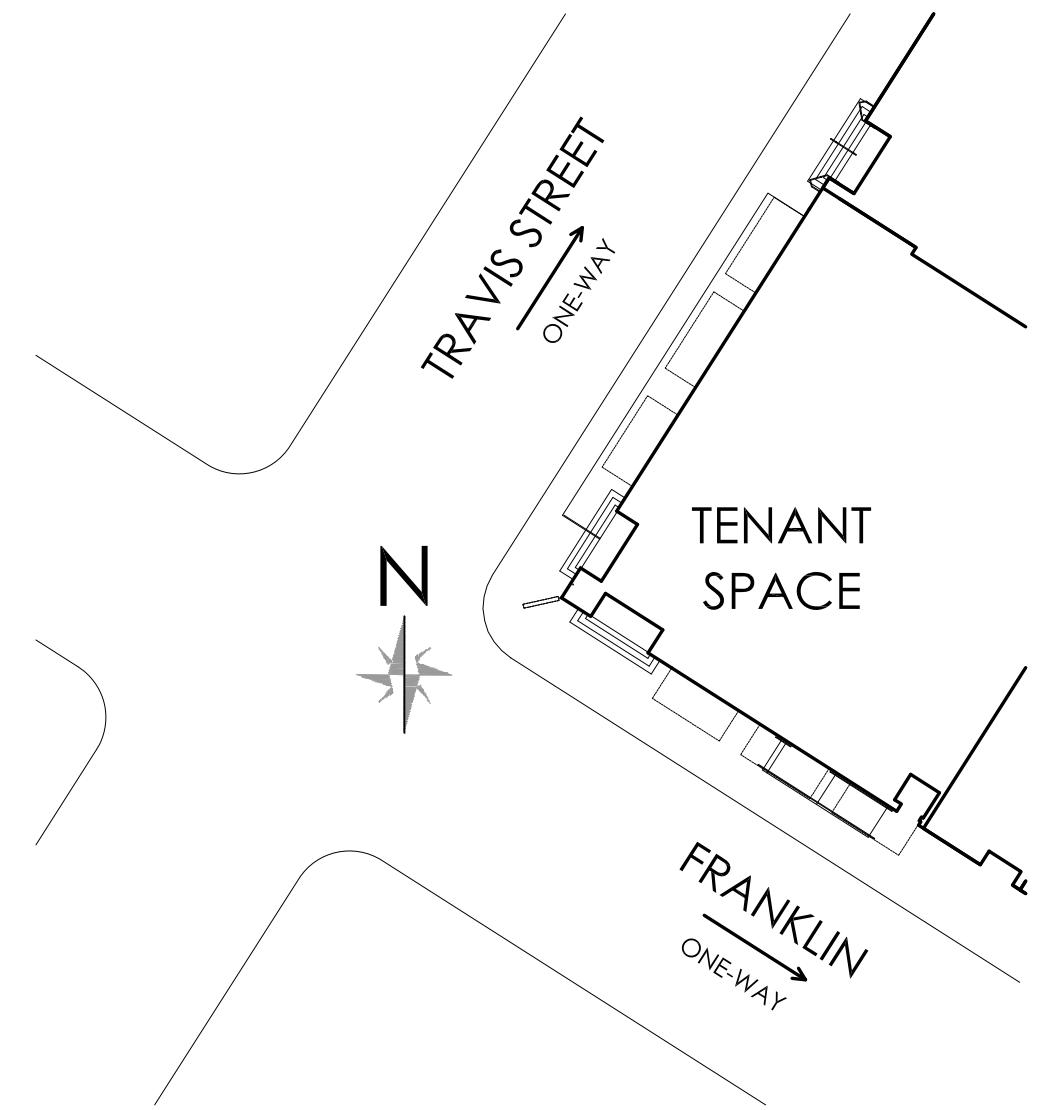
**Description:** 3-D rendering showing proposed changes to the outside. Cardinal directions can be seen in the next drawing.



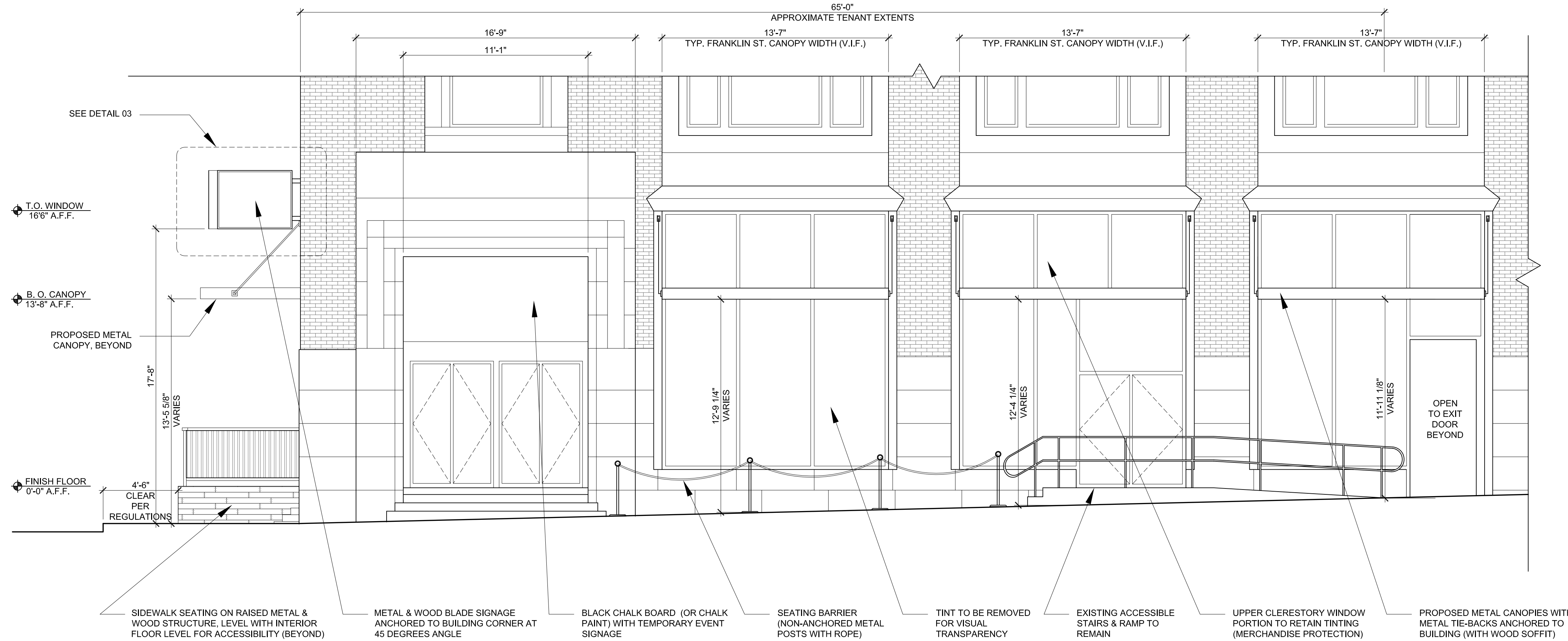
N:\DA\15203-00\_CBC\_Franklin\002 SCHEMATIC\Elevations\15203-00\_ELEVATION.dwg plotted by Thomas De Froy on 2016-03-02 at 10:27 AM



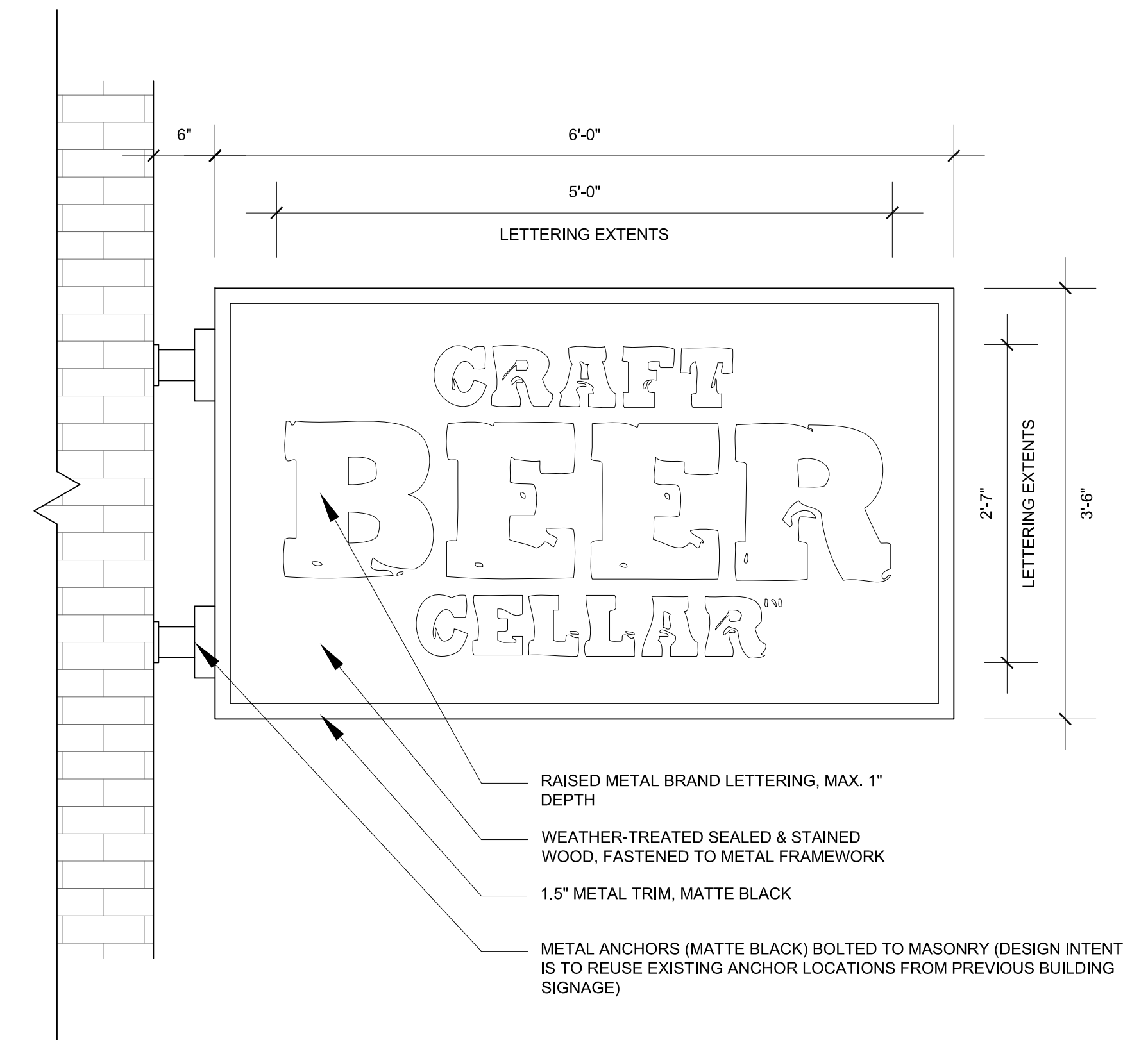
**02 TRAVIS STREET ELEVATION (NORTHWEST ELEVATION)**  
SCALE: 1/4" = 1'-0"



**04 KEY PLAN**  
SCALE: 1" = 1'-0"



**01 FRANKLIN STREET ELEVATION (SOUTHWEST ELEVATION)**  
SCALE: 1/4" = 1'-0"



**03 BLADE SIGN DETAIL (SOUTHWEST CORNER)**  
SCALE: 1" = 1'-0"

**identity**ARCHITECTS

March 2, 2016

a master schematic development plan for  
**CRAFT BEER CELLAR**  
**FRANKLIN ST. @ TRAVIS ST.**  
**HOUSTON, TEXAS**

111 Travis Street, Houston, Texas 77002  
Voice 713.595.2150, Fax 713.595.2198

**Description:** Drawing on previous page shows current and proposed elevation of both sides of building as well as dimensions of additions/alterations.